

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
February 17, 2015**

Present: Wayne Chapple, Robert Lindeyer, Suzanne Yucha, William O'Leary, and William Percival

Chairman Chapple convened the meeting at 7:30 p.m. and Secretary William Percival read the Legal Notice. The Legal Notice was published on February 6, 2015 and February 13, 2015 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by W. Percival, seconded by R. Lindeyer, the Board voted (4-0-1) to approve the minutes of the regular meeting of January 20, 2015 as presented. S. Yucha abstained.

Chairman Chapple explained the procedure of the meeting and noted to those in attendance that decisions would generally be mailed to the applicant within ten days. Approval, when granted, shall be null and void if not filed within 90 days of the approval date.

PUBLIC HEARING

The hearing on the appeal by Mark Gottlieb seeking a variance to front and side yard requirements, Section 5.1 of the Zoning Regulations, to allow for construction of an addition for property located at 105 Silver Street, opened at 7:33 p.m.

Mark Gottlieb, 105 Silver Street, appeared before the Board and explained his variance request with regard to his proposed addition of a garage/workshop/studio. He stated the lot is nonconforming and predates zoning regulations. The lot falls off steeply in the back. He pointed out the location of the well and septic system. He stated he plans to move an existing shed to make room for the addition.

Public comment: There were no comments and no letters were received.

This public hearing closed at 7:50 p.m.

ON A MOTION by R. Lindeyer, seconded by W. Percival, the Board voted unanimously (5-0-0) to grant an appeal for seeking variances from the minimum front and side yard requirements of the Zoning Regulations, for Mark Gottlieb, as outlined in the subject file, for property located at 105 Silver Street as follows:

a front yard variance of no more than 15 feet and side yard variance of no more than 5 feet is approved to allow construction of an addition, as proposed.

The hardship includes the topography of the lot and preexisting nonconformity of the lot.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary